

K.C.C. 21A.34
General Provisions – Residential Density Incentives

1728 Section 37. Ordinance 10870, Section 563, as amended, and K.C.C.

1729 21A.34.040 are each hereby amended to read as follows:

1730 **Public benefits and density incentives.** A. The public benefits eligible
1731 to earn increased densities, and the maximum incentive to be earned by each
1732 benefit, are in subsection F of this section. The density incentive is expressed as
1733 additional bonus dwelling units, or fractions of dwelling units, earned per amount
1734 of public benefit provided.

1735 B. Bonus dwelling units may be earned through any combination of the
1736 listed public benefits.

1737 C. The guidelines for affordable housing bonuses including the
1738 establishment of rental levels, housing prices and asset limitations, will be
1739 updated and adopted annually by the council in the consolidated housing and
1740 community development plan.

1741 D. Bonus dwelling units may also be earned and transferred to the project
1742 site through the transfer of development rights (TDR) program established in
1743 K.C.C. chapter 21A.37, by providing any of the open space, park site or historic
1744 preservation public benefits set forth in subsections F.2. or F.3. of this subsection
1745 on sites other than that of the RDI development.

1746 E. Residential development in R-4 through R-48 zones with property
1747 specific development standards requiring any public benefit enumerated in this
1748 chapter, shall be eligible to earn bonus dwelling units in accordance with
1749 subsection F of this section of the public benefits provided exceed the basic
1750 development standards of this title. If a development is located in a special

1751 overlay district, bonus units may be earned if the development provides public
 1752 benefits exceeding corresponding standards of the special district.
 1753 F. The following are the public benefits eligible to earn density incentives
 1754 through RDI review.

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve non-senior citizen low-income households (i.e. no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.	1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 30 low-income units?
Benefit units consisting of rental housing designed and permanently priced to serve low-income senior	1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five acres of site area, projects on

BENEFIT	DENSITY INCENTIVE
<p>citizens (i.e., no greater than 30 percent of gross income for 1 or 2-person households, 1 member of which is 62 years of age or older, with incomes at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.</p> <p>c. Benefit units consisting of senior citizen assisted housing units 600 square feet or less</p> <p>d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size).</p>	<p>sites of less than five acres shall be limited to 60 low-income units.</p> <p>1 bonus unit per benefit unit</p> <p>0.75 bonus unit per benefit unit.</p>

BENEFIT	DENSITY INCENTIVE
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Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

3. Benefit units consisting of moderate income housing reserved for income and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size).

Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with a 15-year restriction binding prices and

1 bonus unit per benefit unit.

BENEFIT	DENSITY INCENTIVE
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eligibility on resale to qualified moderate income purchasers. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

f. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and

1.5 bonus units per benefit unit.

BENEFIT	DENSITY INCENTIVE
<p>requirements for reporting to King County shall be recorded at final approval.</p> <p>g. Projects in which 100 percent of the units are reserved for moderate income- and asset-qualified buyers (total household income at or below 80 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 15 years from date of first sale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.</p> <p>h. Benefit units consisting of</p>	<p>200 percent of the base density of the underlying zone. Limited to parcels 5 acres or less in size and located in the R-4 through R-8 zones. Housing types in the R-4 or R-6 zones shall be limited to structures containing four or less units, except for townhouses. Such RDI proposals shall not be eligible to utilize other RDI bonus incentives listed in this section.</p> <p>1.0 bonus unit per benefit unit.</p>

BENEFIT	DENSITY INCENTIVE
mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home, that has been or will be displaced due to closure of a mobile home park located in incorporated or unincorporated King County.	
2. OPEN SPACE, TRAILS AND PARKS	
a. Dedication of park site or trail right-of-way meeting King County location and size standards for neighborhood, community or regional park or trail, and accepted by the parks division.	0.5 bonus unit per acre of park area or quarter-mile of trail exceeding the minimum requirement of K.C.C. 21A.14 for on-site recreation space or trail corridors, computed on the number of dwelling units permitted by the site's base density.
b. Improvement of dedicated park site to King County standards for developed parks.	0.75 bonus unit per acre of park improvement. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the

BENEFIT	DENSITY INCENTIVE
<p>c. Improvement of dedicated trail segment to King County standards.</p>	<p>bonus units earned by the dedication.</p> <p>1.8 bonus units per quarter-mile of trail constructed to county standard for pedestrian trails; or</p> <p>2.5 bonus units per quarter-mile of constructed to county standard for multipurpose trails (pedestrian/bicycle/equestrian).</p> <p>Shorter segments shall be awarded bonus units on a pro-rate basis. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.</p>
<p>3. HISTORIC PRESERVATION</p>	
<p>a. Dedication of a site containing an historic landmark in accordance with K.C.C. 20.62, to King County or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards</p>	<p>0.5 bonus unit per acre of historic site.</p>

BENEFIT	DENSITY INCENTIVE
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set by the King County Landmarks Commission.

b. Restoration of a site or structure designated as an historic landmark in accordance with K.C.C. 20.62 to a specific architectural or site plan approved by the King County Landmarks Commission.

0.5 bonus unit per acre of site or one thousand square feet of floor area of building restored.

4. ENERGY CONSERVATION

a. Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20 percent of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50 percent of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area

0.15 bonus unit per benefit unit that achieves the required savings.

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below 15 percent of floor area.

Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

b. Benefit units that incorporate conservation features on the construction of an all on-site dwelling units heated by natural gas, or other non-electric heat source, that save at least 25 percent of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15 percent of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

0.10 bonus unit per benefit unit that achieves the required savings.

c. Developments located within 1/4 mile of transit routes served on at

10 percent increase above the base density of the zone.

BENEFIT	DENSITY INCENTIVE
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least a half-hourly basis during the peak hours and hourly during the daytime non-peak hours.

5. PUBLIC ART

a. Devoting 1% of the project budget to public art on site.

5 percent increase above the base density of the zone.

b. Contributing 1% of the project budget to the King County public art fund for development of art projects.

5 percent increase above the base density of the zone.

The contribution shall be used for projects located within a one mile radius of the development project.

6. COTTAGE HOUSING

Provision of three to sixteen detached cottage units clustered around at least one common open space.

Two hundred percent of the base density of the underlying zone.
Limited to parcels in the R4-R8 zones.
Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

BENEFIT

DENSITY INCENTIVE

1755 Note: If proposed energy conservation bonus units of this section are
1756 reviewed in conjunction with a subdivision of a short subdivision, the applicant
1757 shall provide data and calculations for a typical house of the type to be built in the
1758 development that demonstrates to the department's satisfaction how the required
1759 savings will be achieved. A condition of approval shall be recorded with the plat
1760 and shown on the title of each lot specifying the required energy savings that must
1761 be achieved in the construction of the dwelling unit. The plat notation shall also
1762 specify that the savings shall be based on the energy code in effect at the time of
1763 preliminary plat application.